

Town of Horicon
ZONING BOARD OF APPEALS

Minutes of July 24, 2007 approved August 28, 2007

Members Present: Acting Chairperson Gail Sirrine, Harry Balz, Dan Smith, Curt Castner,
Absent: Priscilla Remington, Alternates Joe Dooris and Jason Hill

Others Present: Zoning Administrator Gary McMeekin,

Guests Present: Britt Carmer, Nick Sabatini, Glen Watson, Sarah Hoyer

PUBLIC HEARINGS:

File # 2007-18AV Tax Map 71.20-1-8 Britt Carmer seeking a 50' shoreline setback and a 22' 6" roadway setback variance to build a 6' x 12' deck attached to dock on parcel located at 6776 State Rte 8 in the CR-20,000 zone. Warren County Planning Board stated no action due to lack of quorum, default approval. The applicant stated that he would like to add a deck to the existing dock. Being no questions or comments, Dan Smith made a motion to close the public hearing, 2nd by Harry Balz. All Ayes.

The Regular meeting of the ZBA was called to order by Acting Chairperson Gail Sirrine. Harry Balz made a motion to accept minutes as submitted, 2nd by Curt Castner. All Ayes

UNFINISHED BUSINESS:

File # 2007-18AV Tax Map 71.20-1-8 Britt Carmer seeking a 50' shoreline setback and a 22' 6" roadway setback variance to build a 6' x 12' deck attached to dock on parcel located at 6776 State Rte 8 in the CR-20,000 zone. Dan Smith stated that the applicant's proposal is modest and most feasible for the steepness of the bank in that area. Lengthy discussion ensued regarding the existing dock and the extension of dock into the creek, any future expansion of the dock and the creek width in that area. Curt Castner made a motion to approve the deck as there is no undesirable change to the character of the neighborhood or detriment to nearby properties, the benefits sought by the applicant can not be achieved by other means, the variance is substantial, the request will not have an adverse effect on the physical or environmental conditions of the neighborhood, the request was not self created with condition that no further extension of dock into the creek due to navigation issues, 2nd by Dan Smith. All Ayes.

File #2007-20AV Tax Map 20.13-1-1.1 Sarah Hoyer seeking a 12' 6" shoreline setback and a 37' 7" roadway setback variance to build a 12' x 8' storage shed on parcel located at 794 East Shore Dr in the R1-1.3 acre zone. The applicant submitted a scaled drawing, indicated that the shed would be 9' high and stated that the existing storage cabinet will be removed from the shoreline. After a brief discussion Harry Balz made a motion to deem the application complete, schedule a public hearing, not referring this to the Town Planning Board and asked that the minutes indicate that the applicant stated the rubberized storage unit is to be removed from the lakefront, 2nd by Curt Castner. All Ayes.

NEW BUSINESS:

File # 2007-21Av Tax Map 36.3-3-16 Nick Sabatini seeking a 41'6" roadway setback and a 10' rear yard setback variance to convert a seasonal porch into living area and build an addition to residence located on 204 East Shore Drive in the R1-1.3 acre zone. Applicant explained the project stating that he is working with Gary McMeekin to install the new NORWECO wastewater treatment system. After a brief discussion, Harry Balz made a motion to deem the application complete, schedule a public hearing, not referring this to the Town Planning Board, 2nd by Curt Castner. All Ayes

There being no further business before the board, Acting Chairperson, Gail Sirrine adjourned the meeting at 8:50 PM

Respectfully Submitted.

Christine Smith-Hayes, Secretary